Columbus Redevelopment Commission

Minutes

The Redevelopment Commission met in Regular Session on Monday November 16, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by Mayor Brown.

Attendees:

Commissioners:

_x_ Kristen Brown, Pres.   _x_ Frank Jerome, V-P   _x_ David Wright, Sec.
_x_ Laurie Booher   _x_ Robert Abrams   _x_ Russ Poling, Jr.

Other attendees:

Stan Gamso, counsel.

Discussion Items:

1.   Update on Parking Garage Management and Operation – Gary Thompson, REI

Gary provided an update on both parking garages.

Jackson Street- For the year to date, garage parking income is $24,956.31 better than budget. The rental income is over budget by $7,242 but this is due to monies received from the Bistro.

Operating Expenses for this garage were $5,629.30 better than budget. Gary did want to point out this also included some $6,000 in additional maintenance costs and the addition of a $3,800 water line installation for the upper floors of the garage.

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Overall the net operating income is $37,000 better than plan.

As to the empty space counts, at 1:30 p.m., peak time in this garage, there were 181 public/unreserved spaces available and 14 reserved spaces available. Gary commented that from his experiences in the Indianapolis garages, it is not uncommon for reserved spaces to be occupied only 50% of the time. This garage falls in line with that experience.

2nd Street Garage. There is a $10k shortfall in the garage income but this is due to the Cole paying their October payment late. Next month that will catch up with the report. Expenses are within $142 of budget.

Empty space count, at peak time, 2:00 p.m. for this garage there are 148 reserved spaces available and 14 unreserved available.

2.   Projects Update – Mayor Brown and Doug Pacheco

       a.   2nd & Lafayette

The offering sheet was developed and sent out to sixteen (16) prospective parties. Bids are due December 1st and a special meeting will be called that day at 5:00 p.m. to receive and open the bids.

       b.   Walesboro

Doug reported that the Mayor has called for a special meeting of the Airport Board and Redevelopment to take place on Thursday November 19th at 3:00 p.m. to receive an update from HWC Engineering. There is no report today.

       c.   State Street

       i.   Review of implementation options

Representatives from United Consulting and Christine Eaton from Browning Day Mullins Dierdorf were in attendance. The parties presented various options as to their work to date. The purpose was to receive feedback as to their work and options that were presented. Christine presented a series of slides with various details and landscaping options.

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United presented a cost estimate and Gantt chart of the process.

There was a general consensus by and between United and Browning, *et al* that decisions need to be to moved along to the next steps in the engineering and design process.

Discussion was had regarding: green spaces, widening of the bridge, discussions with INDOT, surface and surface textures.

A Construction Cost Summary sheet was presented with two (2) options. United was recommending Option 2 Enhanced.

Consensus by the Commission and members of the State Street Implementation Committee was reached as to Option 2.

The Mayor presented a summary of the Central TIF district balance for the 2015 year. Discussion was also had about obtaining private funding to help with the project costs.

The consensus was to move forward with the Enhanced option.

Action Items:

3. Resolution 22-2015 of the Columbus Redevelopment Commission authorizing the payment of debt service on 2008 Series Bonds from the Central TIF

Counsel presented a summary of the 2008 bond history and reminded the Commissioners that last year they had recommended to the City Council the elimination of the *ad valorem* tax used to initially satisfy the debt service on this bond. Counsel was recommending paying the January and July 15th payments with funds from the Central TIF.

There being no further discussion, Frank moved and Dave seconded a motion to adopt Resolution #22-2015 to pay the January and July 2016 debt service on the

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2008 Series Bond with funds from the Central TIF. There being no further discussion, the motion was approved unanimously.

4.   Resolution 23-2015 of the Columbus Redevelopment Commission to fund the installation of water and sanitary sewer infrastructure at the Airport as part of the Indoor Soccer Complex development.

The Mayor and Caleb Tennis presented a summary of the project and the need to commence installation of water and sewer infrastructure on the proposed site. Caleb reported once that was accomplished, then the parcel would be platted and made available for construction.

        Dave moved and Frank seconded a motion to adopt Resolution #23-2015 to fund the amount of $96,100 from the Airport TIF district to be utilized by Columbus City Utilities to install water and sewer at/near the proposed site of the Indoor Soccer Complex at the Columbus Airport.   There being no further discussion, the motion was approved unanimously.

5.   Approval of Minutes: October 19, 2015 Regular Meeting

        Review of the October 19, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Dave moved and Laurie seconded a motion to adopt same. There being no discussion the motion passed unanimously.

6.   Review and Approval of Claims

        Heather presented four (4) dockets of claims to the Commission for consideration. The Commissioners had previously examined the claims, Dave moved and Russ seconded a motion to pay same. There being no further discussion, the motion was passed unanimously.

Adjournment

        There being no further business, Frank moved and Laurie seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:40 p.m.

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Approval of ___ day of _____, 2015 minutes.

_____
President

_____
Vice-President

_____
Secretary

_____
Member

_____
Member

Date: _____